

PLANNING AND ZONING BOARD  
**EVALUATION AND APPRAISAL REPORT (EAR) WORKSHOP**

January 14, 2010, 6:00 P.M.

Hardee County Board of County Commissioners Board Room  
412 W. Orange Street, Courthouse Annex, Room 102, Wauchula, FL 33873

**MINUTES**

**Planning and Zoning Board**

Ralph Arce, present  
James Barncord, absent  
Roger Conley, present  
Gene Davis, present  
Gordon Norris, Vice Chairman present  
Oscar Ortiz, absent  
Charles Parker, present  
Mike S. Thompson, Chairman, present  
Vida Tomlinson, present

**Staff**

Doug Knight, Interim Planning/Develop. Director,  
present  
BJ Haney, Planner II, present

News Media: none identified

Chairman Thompson called the **EAR Workshop** to order at 6:00 P.M.; a quorum was present.

Board Member Conley offered a prayer of guidance for the **EAR Workshop**; those in attendance pledged allegiance to the American Flag.

Thompson welcomed new Board member Gene Davis.

Interim P/D Director Knight advised:

- that a Press Release advising of the **EAR Workshop** was published in **The Herald-Advocate** on 01/07/10;
- this workshop is being held as part of the process to update the Hardee County Comprehensive Plan through the Evaluation and Appraisal Report-required Comprehensive Plan Amendments;
- the "Comp Plan" will be updated from the Year 2010 planning horizon to the Year 2030;
- the Central Florida Regional Planning Council (CFRPC) will facilitate the **EAR Workshop**.

Knight introduced CFRPC staff Jennifer Codo-Salisbury, (Planning Director) and Marissa Marmby, (Senior Planner).

Board and County Staff were provided with a written copy of the CFRPC's power point presentation for the **EAR Workshop** including a definition for the Comprehensive Plan, how the "Comp Plan" functions, the time period for required updates to the "Comp Plan", and reasons for "Comp Plan" updates prior to the 01/14/10 Workshop.

A quick overview of the written information was presented by Codo-Salisbury:

- a definition for the Evaluation and Appraisal Report (EAR) advising that the EAR was adopted in December, 2008, determined sufficient by the State of Florida, Department of Community Affairs in the Spring of 2009;
- the EAR-required amendments to the "Comp Plan" are to be adopted in September and October, 2010.
- the EAR's purpose and pointed out the major issues identified in the EAR.

CFRPC staff distributed a written copy of the power point presentation with some information added after the P/Z packets were prepared.

Board was advised:

**The 'Comp Plan':**

- sets out patterns for residential, commercial, industrial, agricultural and institutional land uses;
- determines what infrastructure will be needed to serve new development including water supply;

- identifies Natural Resources;
- determines need for Schools to accompany development;
- **The 'Comp Plan' update:**
- shows the current Plan Horizon is 2010;
- shows that the updated Plan Horizon will be 2030;
- notes that the State requires update every seven years;
- states that amendment to the 'Comp Plan' may be submitted twice per year;
- **The Reason for the 'Comp Plan' update:**
- is that all local governments must periodically update their 'Comp Plan' as required by Section 163.3191, Florida Statutes;
- the process is through the 'Comp Plan', Future Land Use Element, Land Development Regulations and Zoning;
- the timeframe set for each local government EAR Process is in two steps:
  - Evaluation and Appraisal Report; and
  - 'Comp Plan' Amendments based on the EAR and all current requirements;
- **The Evaluation and Appraisal Report:**
- was adopted in December, 2008;
- determined sufficient by Florida Department of Community Affairs in Spring, 2009;
- EAR-required Amendments to be adopted in September-October, 2010;
- **The EAR Purpose:**
- is to identify major community issues and assess how well Objectives have been achieved;
- review the County's actions in implementing the 'Comp Plan';
- identify ways that the 'Comp Plan' should be changed;
- The Major Issues Identified are:
  - Growth Management, Mining, Economic Development, Natural Resources;
- **'Comp Plan' Update Analysis Requirements:**
- Population, Annexation, Land Use, Infrastructure and Levels of Service,
  - Financial Feasibility, changes to State and Regional Requirements and Plans;
- **Population Projections:**
- estimated for the years 2008, 2010, 2020 and 2030;
- **EAR Analysis Requirements to Year 2030:**
- Infrastructure and Levels of Service
  - for Parks, Solid Waste, Water, Wastewater, Transportation;
- **State Requirements:**

Board determined to add a policy for

- Addition of Extremely-Low Income and Affordable Housing Land Donation Density Incentive . . . . in the Housing Element;
- Energy Conservation and Greenhouse Gas Reduction Strategies
- . . . . in the Transportation, Future Land Use, Conservation, and Housing Elements;

**State Requirements:**

Board determined to add a policy for;

- Protection of High Recharge and Prime Recharge Areas . . . . Infrastructure Element;
- Provisions for Establishment of Public School Concurrency . . . . Concurrency Management System;

**Purpose of Workshop:**

- To receive feedback on Growth Management Concepts
  - Such as single-use residential land use designations (residential medium and Residential high), business park center, industrial;
  - Requirement for approval of Reclamation Plan by BoCC prior to approval to Mine parcels;

Urban Service Boundary.

Board determined not to address at this time.

**Growth Management:**

- Consider limits on intensity of development located outside of areas considered as growth centers.

Board reviewed Future Land Use Map, Future Land Use Map with Mining Overlay, and Zoning Map.

Board reviewed estimated statistics for Unincorporated Hardee County:

Future Land Use showing total acreage by Future Land Use and unincorporated percentage;

Vacant Land showing total acreage of total vacant land, unincorporated percentage and total County percentage;

Wetlands showing description, acreage and percentage of County total.

There was discussion regarding Residential Development Potential and Mapping Updates.

The Board viewed a slide highlighting historic development patterns, countryside development pattern, growth and management for single-use residential future land use designation.

Codo-Salisbury pointed out that single-use residential land use designations could be residential medium density of 04 to 08 units per acre and residential high density of 08 to 12 units per acre.

There was discussion pertaining to a possible category titled Residential Estate for 2.5-acre parcels.

Mapping Updates discussed included existing land use areas , floodplain and wetlands areas, parks and recreation areas, recharge areas, soils and topography.

Business Park Center Future Land Use designation was discussed and Board was advised that current policies require a mix of land uses. A Business Park Center's uses includes light assembly, manufacturing, warehousing, distribution and commercial support up to 10 percent with a Floor Area Ratio of .50.

The Industrial Future Land Use designation was discussed and Board was advised that current policies require a mix of land uses.

Industrial Uses were discussed and Board was advised that uses involving converting/processing raw materials and manufacturing with a 1.00 Floor Area Ratio.

There was discussion about considering policies establishing a specific plan for post mining lands to set forth potential future uses of the site.

Discussion about Natural Resources included Aquifer Recharge Element and Land Acquisition Program like a land and water conservation fund program.

The EAR recommendations were enumerated:

- Consider adding single-Use Residential Land Use designations to allow for varied housing types, and provide greater variety to residents;
- Amend FLU Element to include a 'Phosphate Mining' Land Use; and,
- Consider limits on intensity of development located outside of areas considered as growth centers;
- Consider mechanisms to increase allocation of land for Economic Growth through policies within the FLU and Economic Development Element;
- Consider policies establishing a specific plan for post mining lands to set forth potential future uses of the site;

- Consider the creation of an Urban Growth area/Urban Service boundary to establish geographic limits of public infrastructure and service provisions

The Board was advised that the Board of County Commissioners (BoCC) did not want to pursue a 'Phosphate Mining' Land Use.

Chairman called for public input.

There was a request for a map of the Bone Valley in Hardee County to be provided at the next Workshop.

Board scheduled an **EAR Workshop** with CFRPC for Thursday, February 18, 2010, 6:00 P.M.

Board was reminded of next Planning/Zoning Regular Meeting/Public Hearing scheduled for Thursday, February 11, 2009, 6:00 P.M.

With no further business to come before by Board, the **Workshop** adjourned at 7:45 P.M.

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B.J. Haney, Acting Recording Secretary